

PUBLIC DISCLOSURE

November 8, 2010

**MORTGAGE LENDER COMMUNITY INVESTMENT
PERFORMANCE EVALUATION**

**RELIANT MORTGAGE COMPANY, LLC
MC1775**

**100 CUMMINGS CENTER, SUITE 303C
BEVERLY, MA 01915**

**DIVISION OF BANKS
1000 WASHINGTON STREET
BOSTON, MA 02118**

NOTE:	This evaluation is not, nor should it be construed as, an assessment of the financial condition of this mortgage lender. The rating assigned to this mortgage lender does not represent an analysis, conclusion or opinion of the Division of Banks concerning the safety and soundness of this mortgage lender.
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GENERAL INFORMATION

Massachusetts General Laws chapter 255E, section 8 and the Division of Banks' ("Division") regulation 209 CMR 54.00, Mortgage Lender Community Investment ("MLCI"), require the Division to use its authority when examining mortgage lenders subject to its supervision who have made 50 or more home mortgage loans in the last calendar year, to assess the mortgage lender's record of helping to meet the mortgage credit needs of the Commonwealth, including low- and moderate-income neighborhoods and individuals, consistent with the safe and sound operation of the mortgage lender. Upon conclusion of such examination, the Division must prepare a written evaluation of the mortgage lender's record of meeting the credit needs of the Commonwealth.

This document is an evaluation of the MLCI performance of **Reliant Mortgage Company, LLC (or "Reliant Mortgage")** prepared by the Division, the mortgage lender's supervisory agency, as of **November 8, 2010**.

SCOPE OF EXAMINATION

An onsite evaluation was conducted using examination procedures, as defined by MLCI. A review of the Division's records, as well as the mortgage lender's public MLCI file, did not reveal any complaints.

The MLCI examination included a comprehensive review and analysis, as applicable, of Reliant Mortgage's:

- (a) origination of loans and other efforts to assist low and moderate income residents, without distinction, to be able to acquire or to remain in affordable housing at rates and terms that are reasonable considering the lender's history with similarly situated borrowers, the availability of mortgage loan products suitable for such borrowers, and consistency with safe and sound business practices;
- (b) origination of loans that show an undue concentration and a systematic pattern of lending resulting in the loss of affordable housing units;
- (c) efforts working with delinquent residential mortgage customers to facilitate a resolution of the delinquency; and
- (d) other efforts, including public notice of the scheduling of examinations and the right of interested parties to submit written comments relative to any such examination to the Commissioner, as, in the judgment of the Commissioner, reasonably bear upon the extent to which a mortgage lender is complying with the requirements of fair lending laws and helping to meet the mortgage loan credit needs of communities in the Commonwealth.

MLCI examination procedures were used to evaluate Reliant Mortgage's community investment performance. These procedures utilize two performance tests: the Lending Test and the Service Test. This evaluation considered Reliant Mortgage's lending and community development activities for the period of January 2008 through October 2010. The data and applicable timeframes for the Lending Test and the Service Test are discussed below.

The Lending Test evaluates the mortgage lender's community investment performance pursuant to the following five criteria: geographic distribution of loans, lending to borrowers of different incomes, innovative and flexible lending practices, fair lending, and loss of affordable housing.

Home mortgage lending for 2008 and 2009 is presented in the geographic distribution, lending to borrowers of different incomes and the Minority Application Flow tables. Comparative analysis of the mortgage lender's lending performance for the year of 2008 is provided because it was the most recent year for which aggregate HMDA lending data was available. Subsequent to the onsite examination, 2009 HMDA lending data became available and, therefore, was added. The aggregate lending data is used for comparison purposes within the evaluation and is a measure of loan demand. It includes lending information from all HMDA reporting lenders which originated loans in the Commonwealth of Massachusetts.

In addition to gathering and evaluating statistical information relative to a mortgage lender's loan volume, the MLCI examination also reflects an in depth review of the entity's mortgage lending using qualitative analysis, which includes, but is not limited to: an assessment of the suitability and sustainability of the mortgage lender's loan products by reviewing the lender's internally maintained records of delinquencies and defaults as well as information publicly available through the Federal Reserve Banks and through local Registries of Deeds and through other sources available to the examination team. The examination included inspection of individual loan files for review of compliance with consumer protection provisions and scrutiny of these files for the occurrence of disparate treatment based on a prohibited basis.

The Service Test evaluates the mortgage lender's record of helping to meet the mortgage credit needs by analyzing the availability and effectiveness of a mortgage lender's systems for delivering mortgage loan products, the extent and innovativeness of its community development services, and, if applicable, loss mitigation services to modify loans and/or efforts to keep delinquent home borrowers in their homes.

MORTGAGE LENDER'S MLCI RATING:

This mortgage lender is rated "Satisfactory."

- The geographic distribution of the Lender's loans reflects an adequate dispersion in low- and moderate-income Census tracts as it is reflective of the distribution of owner occupied housing in those Census tracts.
- The distribution of borrowers by income level reflects, given the demographics of Massachusetts, an adequate record of serving the credit need among individuals of different income levels, including low- and moderate-income.
- Reliant offers a number of flexible lending products, which are provided in a safe and sound manner to address the credit needs of low-and moderate-income individuals.
- Fair lending policies and practices are considered reasonable.
- The lender has an adequate number of Community Development Services.

PERFORMANCE CONTEXT

Description of Mortgage Lender

Reliant Mortgage was established in the Commonwealth of Massachusetts on May 3, 2000 and was granted a license by the Division in May 2001. Reliant Mortgage's main office is located at 100 Cummings Circle, Suite 303C, Beverly, Massachusetts. The lender has three additional branch offices located within Massachusetts in Peabody, Gloucester and Westborough. The company is also licensed to do business in New Hampshire, Connecticut, Rhode Island, Maine, Vermont, and Florida.

Reliant Mortgage offers a variety of mortgage loan products to meet the needs of the Commonwealth's borrowers. Reliant Mortgage is an approved lender for the Federal Housing Administration and offers a selection of MassHousing products.

Underwriting and major functions in the loan process are performed at Reliant Mortgage's main office, as well as two of its branch locations. Approved loans are funded through warehouse lines of credit. The lender's business development relies primarily on referrals and repeat customers. Reliant Mortgage acts as a retail lender. Loans originated are closed in Reliant Mortgage's name and sold immediately to investors with servicing rights released.

Demographic Information

The MLCI regulation requires mortgage lenders to be evaluated on their performance within the Commonwealth of Massachusetts. Demographic data is provided below to offer contextual overviews of economic climate along with housing and population characteristics for the Commonwealth of Massachusetts.

DEMOGRAPHIC INFORMATION*						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	N/A
Geographies (Census Tracts)	1,361	8.4	21.7	46.1	23.4	0.4
Population by Geography	6,349,097	5.8	20.5	47.6	26.0	0.1
Owner-Occupied Housing by Geography	1,508,248	1.6	12.8	54.0	31.6	0.0
Family Distribution by Income Level	1,587,537	20.5	17.7	22.3	39.5	0.0
Distribution of Low and Moderate Income Families throughout AA Geographies	606,419	10.0	29.4	46.2	14.4	0.0
Median Family Income		\$65,318	Median Housing Value Unemployment Rate		\$209,519	
2009 HUD Adjusted Median Family Income		\$82,684				
Households Below Poverty Level		9.8%			9.9%**	

*Source: PCI Corporation Inc., CRA Wiz, Data Source: 2000 US Census

**as of 2/10

Based on 2000 Census data, the Commonwealth of Massachusetts has a total population of just over 6.3 million people and a total of 2.6 million housing units. Of the total housing units, 1.5 million or 57.5 percent are owner-occupied, 935,332 or 35.7 percent are rental-occupied, and 6.8 percent are vacant units.

There are 2.4 million households in the Commonwealth with a median household income of \$53,686 according to the 2000 Census. Over 40 percent of the households are classified as low- and moderate-income. In addition, 9.8 percent of the total number of households are living below the poverty level. Individuals in these categories may find it challenging to qualify for traditional mortgage loan products.

Households classified as “families” total slightly over 1.5 million. Of all family households, 20.5 percent are low income, 17.7 percent are moderate income, 22.3 percent are middle income, and 39.5 percent are upper income. The median family income according to the 2000 census was \$65,318. The Housing and Urban Development (“HUD”) adjusted median family income is \$82,684. The adjusted median family income is updated yearly and takes into account inflation and other economic factors.

The Commonwealth of Massachusetts contains 1,361 Census tracts. Of these, 114 or 8.4 percent are low-income; 295 or 21.7 percent are moderate-income; 628 or 46.1 percent are middle-income; 319 or 23.4 percent are upper-income; and 5 or 0.4 percent are NA or have no income designation. The five census tracts with no income designation are located in Bridgewater (a correctional facility), Boston (islands in Boston Harbor), Amherst (U MASS campus), Harvard (Fort Devens), and Grafton (Tufts Veterinary School). These Census tracts contain no housing units and will not be included in this evaluation since they provide no lending opportunities.

The median housing value for Massachusetts was \$209,519 according to the 2000 Census. However, recent figures from the Warren Group, publishers of the Banker and Tradesman, show the median price for a single-family increased to \$300,500 in 2008 and experienced a drop of 5.2 percent to \$285,000 in 2009. Fluctuating housing values have a direct effect on the types of financial products adequate for homeowners and property buyers.

The unemployment rate for the state of Massachusetts as of April 2010 was 9.9 percent, up from 7.7 percent in February 2009. This represents an increase from the end of 2008 when the unemployment rate stood at 6.4 percent. Employment rates would tend to affect a borrower’s ability to remain current on mortgage loan obligations and also correlates to delinquency and default rates.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

Reliant Mortgage's Lending Test performance was rated an overall "Satisfactory."

Reliant Mortgage's lending efforts are rated under the five performance criteria: Geographic Distribution, Borrower Characteristics, Innovative or Flexible Lending Practices, Fair Lending Policies and Procedures, and Loss of Affordable Housing. The following information details the data compiled and reviewed, as well as conclusions on the mortgage lending of Reliant Mortgage.

I. Geographic Distribution

The geographic distribution of loans was reviewed to assess how well Reliant Mortgage is addressing the credit needs throughout the Commonwealth of Massachusetts' low-, moderate-, middle-, and upper-income Census tracts.

The mortgage lender's geographic distribution of loans is consistent with the distribution of owner occupied housing units and was comparable with the performance of the aggregate's distribution of loans for low- and moderate-income borrowers in the Commonwealth. Overall, Reliant Mortgage's distribution of loans reflects an adequate distribution of loans in the Commonwealth.

The following table presents the lender's HMDA reportable loans as well as the 2008 and 2009 aggregate data (exclusive of Reliant). In addition, the table also reflects the percentage of owner-occupied housing units in each of the Census tract income categories.

<i>Distribution of HMDA Loans by Income Category of the Census Tract</i>							
<i>Census Tract Income Level</i>	<i>% Total Owner-Occupied Housing Units</i>	<i>Reliant Mortgage 2008</i>		<i>Aggregate Lending Data (% of #) 2008</i>	<i>Reliant Mortgage 2009</i>		<i>Aggregate Lending Data (% of #) 2009</i>
		<i>#</i>	<i>%</i>		<i>#</i>	<i>%</i>	
<i>Low</i>	1.6	10	2.4	2.2	15	0.9	1.5
<i>Moderate</i>	12.8	58	14.0	14.2	194	11.9	10.6
<i>Middle</i>	54.0	226	54.3	51.8	893	54.5	50.7
<i>Upper</i>	31.6	122	29.3	31.7	536	32.7	37.2
<i>NA*</i>	0	0	0.0	0.1	0	0.0	0.0
<i>Total</i>	100.0	416	100.0	100.0	1,638	100.0	100.0

Source: 2008 and 2009 HMDA Data and 2000 U.S. Census

As reflected in the above table, the highest concentration of residential loans was originated in the middle- and upper-income census tracts for both 2008 and 2009. Given that 85.6 percent of the area's owner-occupied housing units are in middle and upper-income census tracts, it is reasonable to find the majority of loans originated within these designated census tracts. However, it is noted that for 2008 the lender was in line with the aggregate in lending to low- and moderate-income Census tracts and in 2009, although showing a decline in percentage of total volume, remained consistent with the aggregate in lending in low-income Census tracts and exceeded the performance of the aggregate in moderate-income Census tracts, more than tripling the number of loans originated in this category.

For 2009, the lender showed a sharp increase in overall loan volume. This change was due to Reliant Mortgage becoming a HUD approved Non-Supervised Loan Correspondent allowing them to significantly increase the number of FHA loans to borrowers. Overall, the geographic distribution of residential loans reflects a reasonable dispersion throughout the Commonwealth.

II. Borrower Characteristics

The distribution of loans by borrower income levels was reviewed to determine the extent to which the lender is addressing the credit needs of the Commonwealth's residents.

Reliant Mortgage achieved an adequate record of serving the mortgage credit needs among borrowers of different income levels based on the area's demographics and a comparison to aggregate lending data in Massachusetts.

The following table shows HMDA-reportable loans to low-, moderate-, middle- and upper-income borrowers in comparison to the aggregate and the percentage of total families within the Commonwealth in each respective income group.

<i>Distribution of HMDA Loans by Borrower Income</i>							
<i>Median Family Income Level</i>	<i>% of Families</i>	<i>Reliant Mortgage 2008</i>		<i>Aggregate Lending Data (% of #) 2008</i>	<i>Reliant Mortgage 2009</i>		<i>Aggregate Lending Data (% of #) 2009</i>
		<i>#</i>	<i>%</i>		<i>#</i>	<i>%</i>	
<i>Low</i>	20.5	15	3.6	5.0	86	5.3	5.1
<i>Moderate</i>	17.7	96	23.1	16.9	353	21.5	16.6
<i>Middle</i>	22.3	133	32.0	23.8	478	29.2	23.7
<i>Upper</i>	39.5	169	40.6	37.8	629	38.4	39.6
<i>NA*</i>	0	3	0.7	16.5	92	5.6	15.0
<i>Total</i>	100.0	416	100.0	100.0	1,638	100.0	100.0

*Source: 2008 & 2009 HMDA Data and 2000 U.S. Census *Income Not Available*

For 2008, lending to moderate-income borrowers, at an overall 23.1 percent, was above both the percentage of moderate-income families at 17.7 percent and the performance of the aggregate at 16.9 percent. Lending to low-income borrowers, while below the aggregate was comparable given the overall low volume of lending where 2 or 3 additional loans in this category would bring parity with the aggregate. In 2009, the percentage of loans to moderate-income borrowers decreased. However, the volume increased significantly and the performance remained well above the aggregate. Also, in 2009, volume increased notably to low-income borrowers and Reliant Mortgage compared favorably to the performance of the aggregate in this category.

III. Innovative or Flexible Lending Practices

Reliant Mortgage offers a number of flexible lending products, which are provided in a safe and sound manner to address the credit needs of low- and moderate-income individuals or geographies.

Reliant Mortgage became a HUD approved Non-Supervised Loan Correspondent at the end of 2009 for FHA loans. FHA products provide competitive interest rates, smaller down payments for low and moderate income first time homebuyers and existing homeowners. During 2008 and 2009, Reliant Mortgage originated 658 loans totaling \$172 million.

Reliant Mortgage also offers MassHousing products, which include the My Community program. The My Community loan program through MassHousing offers loan limits as high as \$417,000 with the borrower's income limit up to \$110,700, with no down payment required, and a 30-year fixed rate loan. In 2008 and 2009, Reliant Mortgage originated 3 MassHousing loans with a total of \$730,720 in dollar volume.

Reliant Mortgage has an agreement with both the Massachusetts Police Association ("MPA") and the Massachusetts Nurses Association ("MNA") to offer affordable lending programs to the members. This includes providing discounts to the borrowers on loan fees. For the MPA, Reliant Mortgage originated 75 loans totaling \$18.8 million. For the MNA, Reliant Mortgage originated 35 loans totaling \$7.8 million.

Reliant Mortgage offers the USDA Rural Housing Program, which is an innovative loan program that provides 100% financing for eligible homebuyers in rural-designated areas. This program is for home purchase transactions and offers fixed rates, and does not require a down payment. Income requirements do apply and borrowers can earn no more than 115% of the HUD median income for their area, adjusted by family size. The property must be located in a rural development designated area. During the examination period, Reliant Mortgage closed 3 loans totaling \$556,653.

IV. Fair Lending

The Division examines a mortgage lender's fair lending policies and procedures pursuant to Regulatory Bulletin 1.3-103 and Regulatory Bulletin 5.3-101. The mortgage lender's compliance with the laws relating to discrimination and other illegal credit practices was reviewed, including the Fair Housing Act and the Equal Credit Opportunity Act. The review included, but was not limited to, review of written policies and procedures, interviews with mortgage lender personnel, and individual file review. No evidence of disparate treatment was identified.

Reliant Mortgage has established an adequate record relative to fair lending policies and practices.

Fair lending is incorporated in Reliant Mortgage's company-wide policy and procedures. Employees will not discriminate against loan applicants on the basis of race or color, national origin, religion or creed, sex, marital status, familial status, sexual orientation, handicap or disability, or age, or the fact that all or part of the applicant's income is derived from a public assistance program, or has in good faith exercised any right under the Consumer Credit Protection Act.

Reliant Mortgage's lending policies and procedures apply to all employees and are constantly changing to keep pace with the various regulatory changes. All sales personnel receive on site training from a contracted third party, in line with the requirements of the Nationwide Mortgage Licensing System ("NMLS").

Reliant Mortgage conducts staff meetings at all branch offices which include a review of the existing HMDA and Fair Lending guidelines and address any changes. In addition, Reliant Mortgage conducts periodic on-site staff meetings to ensure compliance, and a semi-annual meeting to review the issues of importance. Reliant Mortgage also utilizes third party vendors to facilitate a compliance perspective of the changes within the industry, and to provide additional training. Furthermore, Reliant Mortgage has contracted a vendor to review a portion of all originated loans for compliance with Fair Lending.

MINORITY APPLICATION FLOW

For 2008 and 2009, Reliant Mortgage received 2,223 HMDA-reportable loan applications from within the Commonwealth of Massachusetts. Of these applications, 106 or 4.7 percent were received from minority applicants, of which 289 or 64.2 percent resulted in originations. Reliant Mortgage received 57 or 3.0 percent of HMDA reportable applications from ethnic groups of Hispanic origin within its assessment area of which 205 or 59.2 percent were originated.

Demographic information for Massachusetts reveals that the total ethnic and racial minority population stood at 18.12 percent of the total population in 2008. This segment of the population is comprised of 6.75 percent Hispanic or Latino; 5.01 percent Black; 3.73 percent Asian; .18 percent American Indian; .03 percent Native Hawaiian/Other Pacific Islander; and 2.42 percent identified as Other Race.

Refer to the following table for information on the mortgage lender's minority application flow as well as a comparison to aggregate lenders throughout the Commonwealth of Massachusetts. The comparison of this data assists in deriving reasonable expectations for the rate of applications the mortgage lender received from minority applicants.

MINORITY APPLICATION FLOW								
RACE	Reliant Mortgage 2008		2008 Aggregate Data		Reliant Mortgage 2009		2009 Aggregate Data	
	#	%	#	%	#	%	#	%
<i>American Indian/ Alaska Native</i>	0	0.0	691	0.2	0	0.0	733	0.1
<i>Asian</i>	12	2.6	11,806	3.5	49	2.8	20,053	4.1
<i>Black/ African American</i>	9	2.0	11,758	3.5	20	1.1	10,051	2.0
<i>Hawaiian/Pac Isl.</i>	0	0.0	641	0.2	2	0.1	554	0.1
<i>2 or more Minority</i>	0	0.0	280	0.1	0	0.0	230	0.1
<i>Joint Race (White/Minority)</i>	1	0.2	3,200	1.0	13	0.8	5,011	1.0
Total Minority	22	4.8	28,376	8.5	84	4.7	36,632	7.5
<i>White</i>	425	93.0	234,213	69.5	1,655	93.7	342,545	69.6
<i>Race Not Available</i>	10	2.2	74,031	22.0	27	1.5	112,606	23.0
Total	457	100.0	308,244	100.0	1,766	100.0	455,151	100.0
ETHNICITY								
<i>Hispanic or Latino</i>	8	1.7	13,260	3.9	36	2.0	11,447	2.3
<i>Not Hispanic or Latino</i>	446	97.6	246,357	73.2	1,706	96.6	362,866	73.8
<i>Joint (Hisp/Lat /Not Hisp/Lat)</i>	3	0.7	2,645	0.8	20	1.2	3,672	0.8
<i>Ethnicity Not Available</i>	0	0.0	74,358	22.1	4	0.2	113,798	23.1
Total	457	100.0	336,620	100.0	1,766	100.0	489,955	100.0

Source: PCI Corporation CRA Wiz, Data Source: 2000 U.S. Census Data

Reliant Mortgage's performance was below the 2008 aggregate's performance for racial minority applicants. Reliant Mortgage received 4.8 percent of its applications from racial minorities while the aggregate received 8.5 percent. The mortgage lender's performance was also below the aggregate for applications from ethnic minorities. Reliant Mortgage received 2.4 percent of its applications from ethnic minorities while the aggregate received 4.7 percent. The number of racial and ethnic minority applicants increased significantly from 2008 to 2009. However, with regard to racial minority applications, the percentage of the total volume remained constant. As the aggregate performance, as a percentage fell, this closed the gap with the aggregate performance for racial minority applications. In 2009, Reliant Mortgage equalled the aggregate for ethnic minority applications from a percentage standpoint.

V. *Loss of Affordable Housing*

This review concentrated on the suitability and sustainability of mortgage loans originated by Reliant Mortgage by taking into account delinquency and default rates of the mortgage lender and those of the overall marketplace. Information provided by the lender was reviewed as were statistics available on delinquency and default rates for mortgage loans. Additionally, individual mortgage loans were tracked for their status through local Registries of Deeds and other available sources including public records of foreclosure filings.

An extensive review of information and documentation, from both internal and external sources as partially described above, did not reveal lending practices or products that showed an undue concentration or a systematic pattern of lending, including a pattern of early payment defaults, resulting in the loss of affordable housing units. Further, delinquency rates were found to be consistent with industry averages.

SERVICE TEST

The service test evaluates a mortgage lender's record of helping to meet the mortgage credit needs in the Commonwealth by analyzing both the availability and effectiveness of a mortgage lender's systems for delivering mortgage loan products; the extent and innovativeness of its community development services; and loss mitigation services to modify loans or otherwise keep delinquent home loan borrowers in their homes. Community development services must benefit the Commonwealth or a broader regional area that includes the Commonwealth.

Reliant Mortgage's Service Test performance was determined to be "Satisfactory" at this time.

Mortgage Lending Services

Reliant Mortgage provides an effective delivery of mortgage lender services that are accessible to geographies and individuals of different income levels in the Commonwealth. Customers can apply to Reliant Mortgage over the telephone and via the company's website and at any of the five sales office locations. Reliant Mortgage's main office is located at 100 Cummings Center, Suite 303C in Beverly, Massachusetts and is situated in a moderate-income geography. Reliant Mortgage has 3 additional branch offices within Massachusetts. These branch offices are located in Westboro, an upper-income geography, Peabody, a middle-income geography, and Gloucester, a moderate-income geography.

Business development relies primarily on referrals and repeat customers. Reliant Mortgage does minimal advertising in Massachusetts.

As Reliant Mortgage does not routinely service mortgage loans, it would not work directly with delinquent borrowers. Therefore, this review would not include an evaluation of loan mitigation and modification efforts as the mortgage lender would not be accountable for such activity. However, as described above, lending practices and products did not show an undue concentration or a systematic pattern of lending resulting in mortgage loans that were not sustainable.

Community Development Services

A community development service is a service that:

- (a) has as its primary purpose community development; and
- (b) is related to the provision of financial services, including technical services

The Commissioner evaluates community development services pursuant to the following criteria:

- (a) the extent to which the mortgage lender provides community development services; and
- (b) the innovativeness and responsiveness of community development services.

During the examination period, five of Reliant Mortgage's Loan Officers participated in 14 first-time home buyer seminars

Qualified Investments

A Qualified Investment for the purposes of this MLCI evaluation is a lawful investment, deposit, membership share, or grant that has as its primary purpose community development. The evaluation considered (1) the number of investments and grants, (2) the extent to which community development opportunities have been made available to the institution, and (3) the responsiveness of the institution's community development grants to the assessment area's needs.

Reliant Mortgage does not currently engage in any qualified community development investments. However, the lender is currently working on a program to donate a percentage of profit on all loans originated in Suffolk County to the YouthLink program. YouthLink is a program that links inner-city youth with law enforcement personnel to create mutual respect in the neighborhoods.

PERFORMANCE EVALUATION DISCLOSURE GUIDE

Massachusetts General Laws Chapter 255E, Section 8, and 209 CMR 54.00, the Mortgage Lender Community Investment (MLCI) regulation, requires all mortgage lenders to take the following actions within 30 business days of receipt of the MLCI evaluation of their mortgage lender:

- 1) Make its most current MLCI performance evaluation available to the public.
- 2) Provide a copy of its current evaluation to the public, upon request. In connection with this, the mortgage lender is authorized to charge a fee which does not exceed the cost of reproduction and mailing (if applicable).

The format and content of the mortgage lender's evaluation, as prepared by the Division of Banks, may not be altered or abridged in any manner. The mortgage lender is encouraged to include its response to the evaluation in its MLCI public file.

The Division of Banks will publish the mortgage lender's Public Disclosure on its website no sooner than 30 days after the issuance of the Public Disclosure.